

New York State Surplus Real Property

PUBLIC AUCTION

683 3rd Street City of Ithaca

Tompkins County

September 15, 2020 at 1:00 p.m.

Minimum Bid: \$2,850,000

Required Registration Deposit: \$285,000

The property to be auctioned is an 8.162± acre parcel with extensive frontage on the Cayuga Inlet. The property has historically been used as a NYS Department of Transportation Maintenance facility. The site is accessible from Third Street Extension. A portion is encumbered by an easement for the Cayuga Waterfront Trail.



Property Details

Deed: Various

Tax Map ID: Portion of 37.1-1

Property Description: The site is currently improved with an office building containing 15,220 square feet and a 4,000 square foot storage building. Additional improvements include access driveways and paved parking areas, which accommodate approximately 45 vehicles.

Lot Size: 8.162± acres; 0.781 acre± encumbered by Cayuga Waterfront Trail; 7.381± usable.

Taxes: State-owned real property is exempt from taxes. Prospective buyers should contact the local assessor for further information:

Jay Franklin, Director
Tompkins County Assessment Office
128 E. Buffalo St.
Annex Building C
Ithaca, NY 14850
Phone: 607-274-5517

Zoning: State-owned property is exempt from local zoning. However, the property is within an area designated as MD-Market District. Prospective buyers should contact the local zoning department for further information:

City of Ithaca Department of Zoning
Gino Leonardi, Zoning Administrator
108 E. Green St.
3rd Floor
Ithaca, NY 14850
Phone: 607-274-6513
Fax: 607-274-6558

Utilities: Electricity, telephone, cable, natural gas, public water and sewer.

Easements: Highway and utility. Cayuga Waterfront Trail.

Environmental: Prospective bidders are welcome to investigate the environmental condition of the premises as it relates to their own individual requirements for their proposed uses. Reasonable accommodations will be made for access.

Historic: In accordance with NYS Office of Parks, Recreation and Historic Preservation Law, the State Historic Preservation Office (SHPO) has determined that the property is not historically significant and does not meet the eligibility criteria for inclusion in the State and National Registers of Historic Places.



Auction Details

The property is being sold as is. Please note that the auction will take place at the property site.

Date and Time of Auction: Tuesday, September 15, 2020 at 1:00 p.m.

Bidder Pre-Registration: Due to COVID-19 and restrictions regarding public gatherings, all parties who intend to bid at the auction are required to pre-register, and only pre-registered parties will be allowed into the auction site. Prospective bidders are limited to no more than two representatives, at OGS discretion. Pre-Registration information is found at www.ogs.ny.gov/nysstore. The pre-registration must be e-mailed to Ithaca.DOT.Auction@ogs.ny.gov by 12:00 noon on Friday, September 11, 2020. To complete this registration process, you will be required to show your cashier's check deposit and identification to the Auctioneer at the auction site.

Bidder Check-In: Bidder check-in begins at 12:00 Noon on September 15, 2020. To be eligible to bid, potential bidders must have completed the bidder pre-registration process, present a valid government-issued identification, and present a certified check or bank draft in the amount of \$285,000. See "Terms" below.

Prospective bidders are strongly urged to obtain pre-contract credit clearance and borrowing guidelines from their financial institution. This will assist the bidder in estimating his or her bid range; as well as facilitate the state contract approval process and a timely closing.

Location:

NYS Department of Transportation Sub-Residency
683 3rd Street
Ithaca, NY 14850

Minimum Bid: \$2,850,000

By law, no lower bid can be accepted.

Site Visits

Tuesday, August 25 at 1:00 p.m. - 4:00 p.m.

Wednesday, August 26 at 10:30 a.m. - 1:30 p.m.

Tuesday, September 1 at 1:00 p.m. - 4:00 p.m.

Wednesday, September 2 at 10:30 a.m. - 1:30 p.m.

Pre-registration for site tours must be made at least three business days prior to a tour.

Please contact Dan Quinlan at (518) 486-2886 or by email at Daniel.Quinlan@ogs.ny.gov with the preferred tour date, a company name if applicable, the names of the individuals taking the tour, an address, and a phone number where participants can be reached on the day of the site tour. Additional dates and times may be available to tour the site by appointment.

COVID-19 Protocol

Due to conditions related to COVID-19, it is necessary for all parties viewing the property and/or attending the auction to wear a mask, maintain social distancing, and have a temperature screening at the site with a touchless infrared thermometer. Participants will also be asked a series of screening questions. Additional screening information may be found at www.ogs.ny.gov/nysstore. Out of state parties interested in viewing the property and/or attending the auction should comply with the NYS COVID-19 travel advisory found here <https://coronavirus.health.ny.gov/covid-19-travel-advisory>.

Contact Information

Primary Contact: Dan Quinlan
Email: daniel.quinlan@ogs.ny.gov
Phone: 518-486-2886

OGS Land Management Contacts:
Email: land.management@ogs.ny.gov
Phone: 518.474.2195

Tom LaLiberte
Dale Pinckney
Bob VanDeloo
Laura Graham
Corey Landy

OGS Legal Contacts:
Email: Ithaca.DOT.Auction@ogs.ny.gov
Phone: 518.474.8831

Thomas Pohl
Frank Pallante
Chad Cook

Broker Commission: A 2.5% broker commission will be paid by the State of New York to a qualified real estate broker who represents the successful bidder. The Bidder Affidavit and Broker Affidavit must be e-mailed together to Ithaca.DOT.Auction@ogs.ny.gov by 12:00 noon on Friday, September 11, 2020.

Special Requirements: Anyone acting as a representative of another person or corporation must verify such capacity in writing. The Authorization to Bid must be e-mailed to Ithaca.DOT.Auction@ogs.ny.gov by 12:00 noon on Friday, September 11, 2020.

Terms: A deposit of \$285,000 in the form of a certified check or bank draft (made payable to yourself) must be presented to register. The successful bidder will be required to endorse the deposit check to the "Commissioner of General Services." If applicable, an additional nonrefundable amount will be required, which, together with the initial deposit, shall equal 10 percent of the successful bid. Said amount is to be paid no later than ten business days after notification of acceptance of bid. The balance of the purchase price is due at closing, which shall be held not more than 120 days after approval of the contract of sale by the Office of the State Comptroller.



Office of
General Services